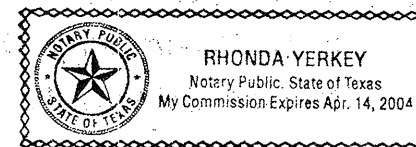
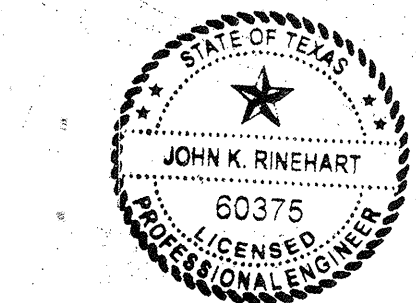
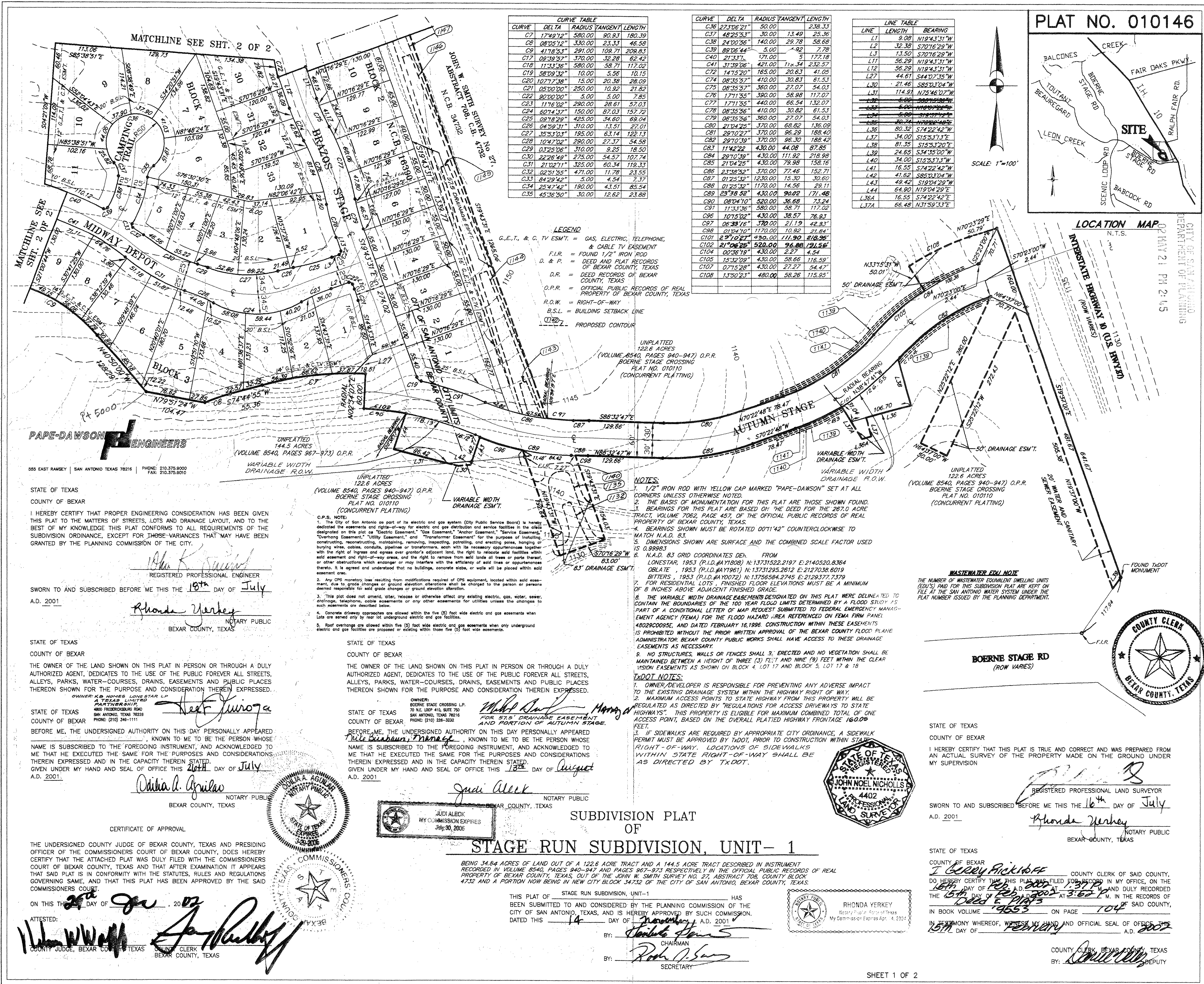


Doc# 200000064279
Book# 9553
Page# 10743
Filed & Recorded
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GERRY RICHARDSON
COUNTY CLERK
RECORDS MANAGER
COURTHOUSE SEC 1
\$ 25.00
\$ 5.00
\$ 1.00



Date: Jul 14, 2001, 10:17am User ID: 1095
File: M: 4649 (1) Design Civil UNIT-1 PL4649A1.dwg



CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	007°14'08"	225.00	0.46	0.92
C2	28°02'57"	190.00	47.46	93.01
C3	97°34'54"	10.00	11.42	17.03
C4	101°3'02"	325.00	29.05	57.96
C5	87°45'27"	5.00	4.81	7.66
C6	05°50'52"	890.00	45.46	90.84
C7	29°51'25"	225.00	59.99	117.25
C8	29°51'19"	275.02	73.32	143.30
C9	94°45'54"	30.00	32.60	49.62
C10	41°24'29"	30.00	11.34	21.68
C11	28°57'18"	30.00	7.75	15.16
C12	165°07'41"	50.00	383.10	144.10
C13	35°42'05"	395.00	127.21	246.13
C14	94°52'02"	10.00	10.89	16.56
C15	21°50'07"	225.00	43.40	85.75
C16	191°2'38"	175.00	28.62	58.68
C17	41°24'33"	30.00	11.34	21.68
C18	41°24'33"	30.00	11.34	21.68
C19	148°44'29"	50.00	178.73	129.80
C20	65°55'21"	25.00	16.21	28.76
C21	46°34'03"	30.00	12.91	24.38
C22	46°34'03"	30.00	12.91	24.38
C23	273°08'06"	50.00	47.34	238.36
C24	32°13'19"	515.00	148.75	289.63
C25	32°13'16"	565.01	163.20	317.75

WASTEWATER EOL NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

LEGEND

G., E., T., & C. TV ESM.T. = GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT
 F.I.R. = FOUND 1/2" IRON ROD
 D. & P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 R.O.W. = RIGHT-OF-WAY
 B.S.L. = BUILDING SETBACK LINE
 (1147) = PROPOSED CONTOUR

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- BEARINGS FOR THIS PLAT ARE BASED ON THE DEED FOR THE 267.0 ACRE TRACT, VOLUME 7082, PAGE 457, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- BEARINGS SHOWN MUST BE ROTATED 0°11'42" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
- N.A.D. 83 GRID COORDINATES DERIVED FROM LONESTAR, 1953 (P.I.D.#A1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D.#A1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D.#A10072) N:13736384.2745 E:2129377.7379
- FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD LIMITS DETERMINED BY A FLOOD STUDY AS PART OF A CONDITIONAL LETTER OF MAP REQUEST SUBMITTED TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREA REFERENCED ON FEMA FIRM PANEL 48029C0005E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
- NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT AS SHOWN ON BLOCK 6, LOTS 13 AND 14.

STATE OF TEXAS
 COUNTY OF BEXAR

X=2082438.1
 Y=13791644.9

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF July
 A.D. 2001

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: K.B. HOMES LONE STAR LP
 A TEXAS LIMITED PARTNERSHIP
 400 FREDERICKSBURG ROAD
 SAN ANTONIO, TEXAS 78229
 PHONE: (210) 348-1111

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herb Quiroga, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1th DAY OF September
 A.D. 2001

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE DAY OF , 20

ATTENDED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS
 COUNTY CLERK
 BEXAR COUNTY, TEXAS

JOHN W. SMITH SURVEY NO. 27
 ABSTRACT 708
 COUNTY BLOCK 4732



NOTE: THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

SUBDIVISION PLAT OF STAGE RUN SUBDIVISION UNIT- 2

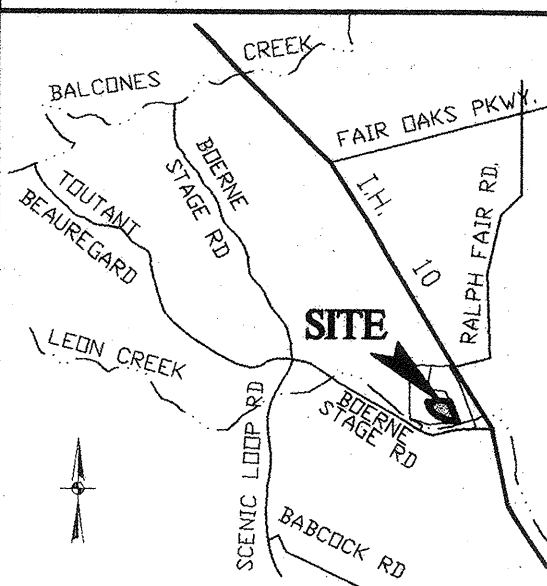
BEING 14.71 ACRES OF LAND OUT OF A 122.6 ACRE TRACT AND A 144.5 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8540, PAGES 940-947 AND PAGES 967-973 RESPECTIVELY OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT 708, COUNTY BLOCK 4732, BEXAR COUNTY, TEXAS.

THIS PLAT OF STAGE RUN SUBDIVISION UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 14th DAY OF November A.D. 2001

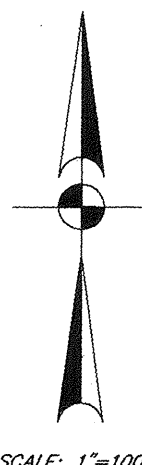
BY: CHAIRMAN
 BY: SECRETARY

- C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying, as cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
 4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
 5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PLAT NO. 010242



LOCATION MAP
 N.T.S.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

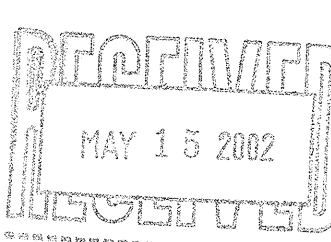
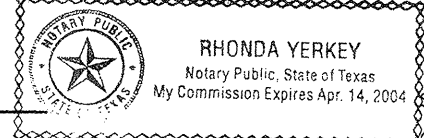
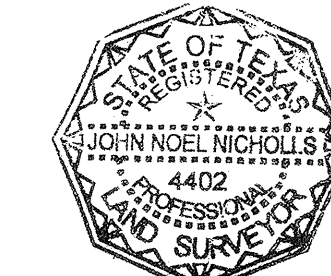
SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF July
 A.D. 2001

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: DEPUTY



VRP# 02-05-103

N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	04°49'13"	225.00	9.47	18.93
C2	07°34'54"	10.00	11.42	17.03
C3	107°32'02"	325.00	29.05	57.96
C4	28°02'57"	190.00	47.46	93.01
C10	10°50'31"	555.00	52.67	105.02
C11	13°49'02"	1200.00	145.40	289.39
C12	16°13'36"	420.00	59.88	118.95
C13	04°28'36"	1500.00	56.64	117.22
C14	18°27'19"	370.00	60.11	119.16
C15	03°47'28"	956.15	31.64	63.26
C16	04°35'08"	890.00	35.63	71.23
C42	07°30'12"	375.00	24.59	49.11
C43	98°32'55"	5.00	5.81	8.60
C44	180°00'00"	50.00	---	157.08
C45	98°16'42"	5.00	5.78	8.58
C46	16°56'43"	1030.00	153.43	304.62
C47	24°10'40"	425.00	91.03	179.34
C48	30°53'23"	1080.00	296.39	582.26
C49	91°50'04"	5.00	5.16	8.01
C50	91°31'12"	5.00	5.13	7.99
C51	92°36'19"	20.00	20.93	32.33
C52	80°47'36"	20.00	17.02	28.20
C53	03°05'22"	1080.00	66.91	133.66
C54	15°20'26"	275.00	37.04	73.63
C55	23°41'12"	1030.00	215.99	425.81
C56	97°08'08"	5.00	5.66	8.48
C57	11°02'52"	275.00	26.60	53.03
C58	43°23'26"	275.00	109.41	208.26
C59	43°23'26"	325.00	129.50	246.12
C60	21°02'35"	175.00	32.50	64.21
C61	83°02'05"	5.00	5.27	8.13
C62	67°45'27"	5.00	4.81	7.66
C63	21°50'17"	225.00	43.40	85.75
C64	11°02'34"	175.00	32.50	64.27
C65	21°50'17"	225.00	43.40	85.75
C66	83°02'05"	5.00	5.27	8.12
C67	87°45'27"	5.00	4.81	7.66
C68	15°05'29"	135.00	17.88	35.56
C69	29°20'48"	115.00	30.11	58.90
C70	29°20'48"	165.00	43.21	84.51
C71	15°05'29"	85.00	11.26	22.39
C72	14°15'20"	115.00	14.38	28.61
C96	13°12'45"	420.00	45.64	96.85
C97	03°22'18"	420.00	12.36	24.72
C99	04°39'05"	276.02	11.01	22.01

G.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating easements rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, repairing, replacing, and relocating poles, hanging or burying wires, cables, conduits, pipes, lines, cables, and other necessary overhead or underground facilities with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or any other obstructions to the use of said easements, and the right to use said easements for any purpose. It is covenanted and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement area, for grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, or other easements or any other easements for utilities unless the changes to such easements are described below:

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots A are served only by rear lot underground electric and gas facilities.

5. Rear overflows are allowed within five (5) foot wide electric and gas easements when any underground electric and gas facilities are located within the five (5) foot wide easements.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF July
A.D. 2001
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I Corey Pickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
15th DAY OF April, 2000 AT 1:35 PM AND DULY RECORDED
THE 15th DAY OF April, 2000 AT 3:54 PM IN THE RECORDS OF
15th PLATS OF SAID COUNTY,
IN BOOK VOLUME 9553 ON PAGE 105
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, OF OFFICE, ON THE
15th DAY OF April, 2000 A.D. 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature], DEPUTY

VRP# 02-05-103

JOB NO. 4649-11

$$\begin{array}{r} X = 2082438.1 \\ Y = 13791644.9 \end{array}$$

50'x50' DRAINAGE EASEMENT TO
EXPIRE UPON INCORPORATION
INTO PLATTED STREET RIGHT-OF-WAY.

G.E.T., & C. TV ESM.T. = GAS, ELECTRIC, TELEPHONE,
& CABLE TV EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
D. & P. = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR
COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
B.S.L. = BUILDING SETBACK LINE
1140 7 PROPOSED CONTOUR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER—COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78228
PHONE: (210) 346-1111

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2001

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS; AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 22 DAY OF Jan, 2002

ATTESTED:  
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

70 N.E. LOOP 411, SUITE 750
ARLINGTON, TEXAS 76010
PHONE (817) 224-3232

Notary Seal: Notary Public, State of Texas, Commission Expires 09/01/2010

FOR 57.5% DRAINAGE EASEMENT
IN THE COUNTY OF AUTULMA, FLA.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Thick Schaumburg Manager, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT
HE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
HEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH, AND HE
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF August
A.D. 2001

STAGE RUN SUBDIVISION, UNIT- 1

34.84 ACRES OF LAND OUT OF A 122.6 ACRE TRACT AND A 144.5 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8540, PAGES 940-977 AND PAGES 967-973 RESPECTIVELY, IN THE PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT 708, COUNTY BLOCK 4732 AND A PORTION NOW BEING IN NEW CITY BLOCK 34732 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF STAGE RUN SUBDIVISION, UNIT-1 HAS
BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE
CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 14 DAY OF January, A.D. 2001

BY: Henriate Denaro CHAIRMAN
BY: Book N. Sam SECRETARY

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. BEARINGS FOR THIS PLAT ARE BASED ON THE DEED FOR THE 267.0 ACRES TRACT BEGINNING PAGE 457 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, ARKANSAS.
4. BEARINGS SHOWN MUST BE ROTATED 0011°42" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.999983.
6. N.A.D. 83 GRID COORDINATES: 716D FRL
10N12847, 1953 (P.I.D.#Y1108) N:13731522.2197 E:2140520.8364
OBLATE , 1953 (P.I.D.#Y1961) N:13731295.2612 E:2127038.6019
BITTERS , 1953 (P.I.D.#Y0072) N:13756584.2745 E:2129377.7379
7. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
8. THE VARIABLE WIND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT WERE DELINEATED BY THE BOARD OF SUPERVISORS OF BEAR COUNTY, ARKANSAS, BASED ON A FLOOD S-1 PART OF A CONDITIONAL LETTER OF MAP REQUEST SUBMITTED TO FEDERAL EMERGENCY AGENCY (FEMA) FOR THE FLOOD HAZARD AREA REFERENCED ON FEMA FIRM PA-4802C0095E, AND DATED FEBRUARY 16, 1986. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOOD ADMINISTRATOR. BEAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
9. NEW STRUCTURES OR FENCES SHALL BE ERRECTED AND NO VEGETATION SHALL MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLUSION EASEMENTS AS SHOWN ON BLOCK 4, LOT 17 AND BLOCK 5, LOT 17 & 18.

TXDOT NOTES:

1. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE **160.05 FEET**.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

N. PLAT

SUBDIVISION PLAT
OF
SUBDIVISION, UNIT- 1

122.6 ACRES ADJACENT TO A 144.5 ACRE TRACT DESIG-
NED 10-047 AND PAGES 967-973 RESPECTIVELY IN THE
SOUTHWEST CORNER OF THE JOHN W. SMITH SURVEY NO. 27, ABSTRA-
CT 100 CITY BLOCK 34732 OF THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

SUBDIVISION, UNIT-1 _____ HAS
BEEN CONSIDERED BY THE PLANNING COMMISSION OF THE
CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATE OF CITY COUNCIL ACTION: 11/26/2001 ✓

BY: Hendrik Hendrickson
CHAIRMAN

BY: Robert J. Sauer
SECRETARY

CHAIRMAN
SECRETARY

LINE TABLE		
LINE	LENGTH	BEARING
L4	47.73	N23°54'14"E
L5	47.74	N23°54'14"E
L6	71.28	S50°57'44"W
L7	71.44	S50°57'44"W
L8	35.32	N15°15'10"E
L9	35.75	S75°19'29"E
L10	43.09	S19°43'31"E
L42	41.50	N70°16'29"E

C71	15°05'29"	85.00	11.26	22
C73	14°15'20"	115.00	14.38	28
C96	13°12'45"	420.00	48.64	96
C97	03°22'18"	420.00	12.36	24
C99	04°35'05"	275.02	11.01	22

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby designating the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plot as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overriding Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, maintaining, reconstructing, repairing, replacing, relocating, and erecting poles, lines, conduits, burling or burying wires, cables, conductors, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within the easement and right-of-way and the right to use the easement and right-of-way for any other purpose or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plot does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, telephone, or telephone cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by main low underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground low voltage gas and electric lines are present and the five (5) foot wide easement is not needed.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF July
A.D. 2001
Rhonda Yerkey
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, Cecily Pickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
15th DAY OF April, 2008 AT 1:35 PM AND DULY RECORDED
THE 15th DAY OF April, 2008 AT 3:54 PM IN THE RECORDS OF
2008 PLATS OF SAID COUNTY,
IN BOOK VOLUME 9553 ON PAGE 105
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, OF OFFICE, ON THE
15th DAY OF April, 2008 A.D. 2008

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature], DEPUTY

SHEET 2 OF 2

VRP# 02-05-103

JOB NO. 4649-11

Date: Jul 14, 2001, 10:38am User ID: 1095
File: M:\4649\11\Design\Civil\UNIT-1\PL4649A2.dwg

555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

DEVELOPMENT SUMMARY

Total Land Area : 267 Acres
Total Commercial: 56 Acres
Total Residential: 140 Acres
Total Open Space: 71 Acres
Total Residential Lots: 490
Density : 3.5

UTILITIES

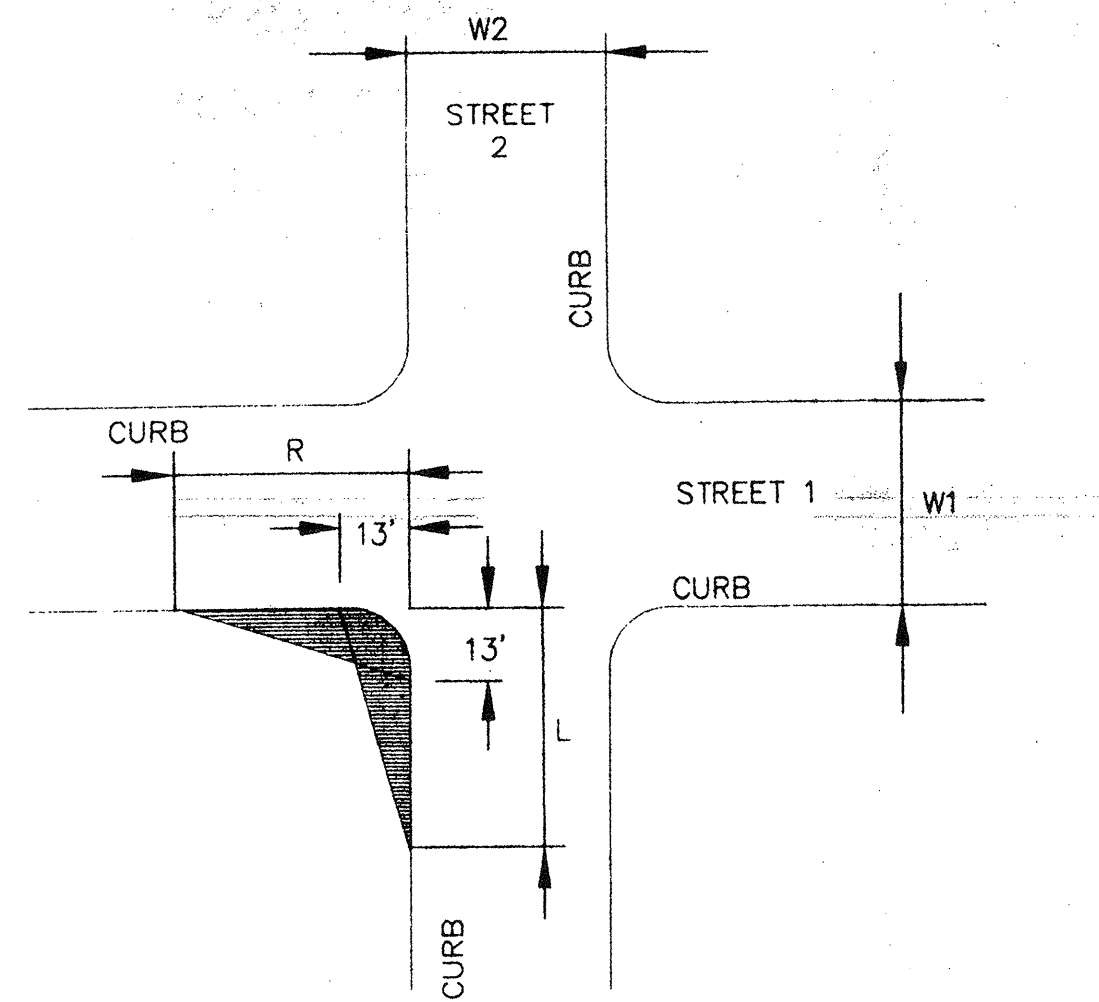
Water : S. A. W. S.
Sewer : S. A. W. S.
Telephone : S. W. Bell Telephone
Electric : City Public Service
Cable : Paragon
School : N. S. I. S. D.

LOCATION

Located Outside City Limits

GENERAL NOTES

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' R.O.W., 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 6000 Sq. Ft.
3. Open Space Areas Are Approximate And Subject To Change At Final Design.
4. Street Configuration Is Preliminary And Subject To Change At Final Design.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K)$$

$$L = \frac{13(150)}{13 + W1/2 + K} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$
$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

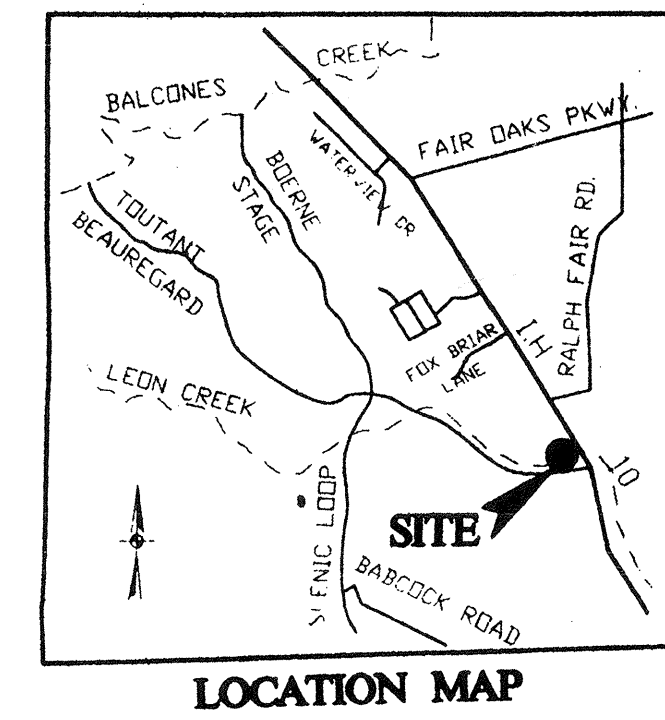
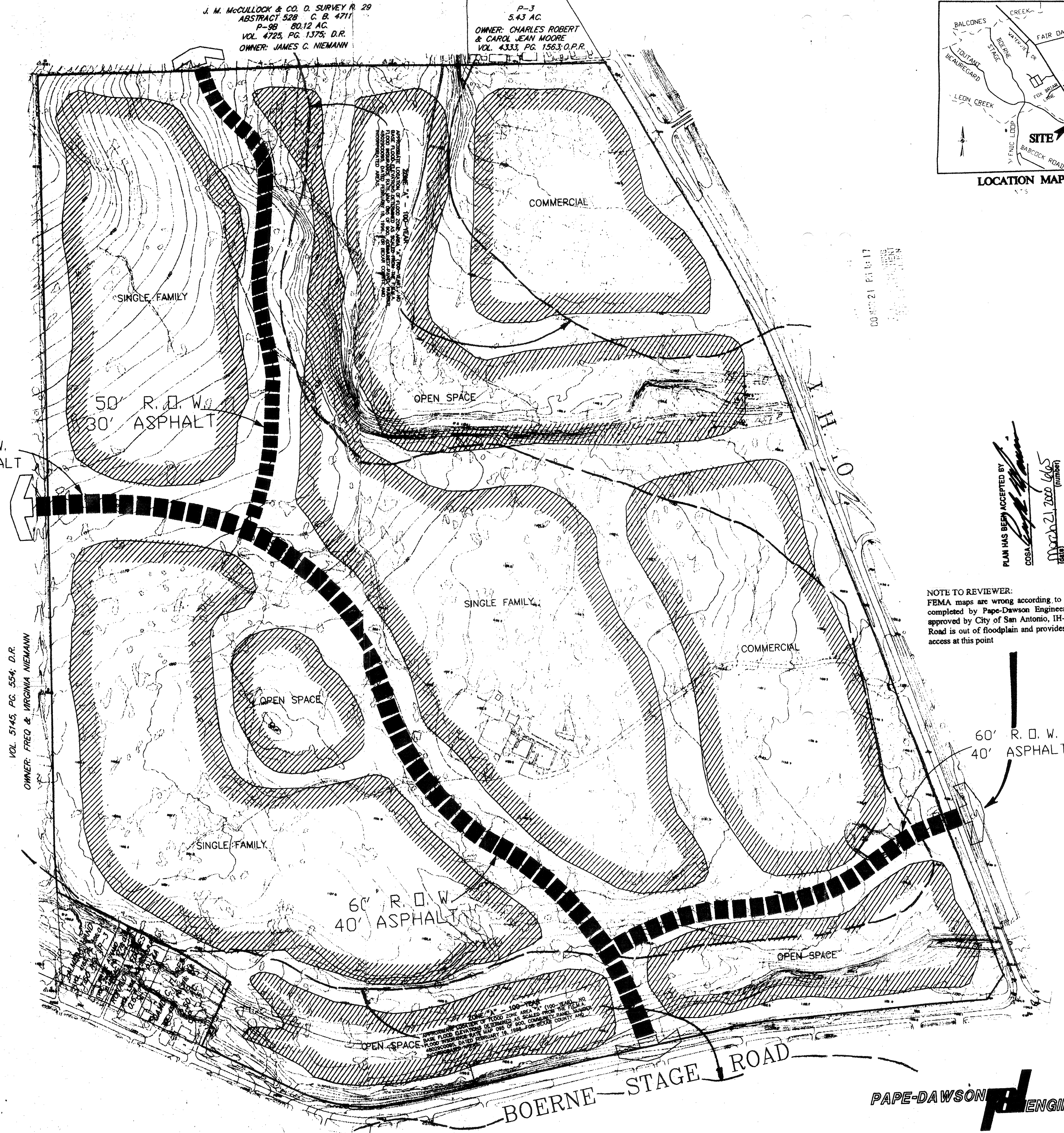
DEVELOPER:
DOUGLAS MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207
PHONE: (210) 225-4461

J. M. McCULLOCK & CO. D. SURVEY NO. 29
ABSTRACT 528 C. B. 4711
P-3 80.12 AC.
VOL. 4725, PG. 1375; D.R.
OWNER: JAMES C. NIEMANN

P-3
5.43 AC.
OWNER: CHARLES ROBERT
& CAROL JEAN MOORE
VOL. 4333, PG. 1563; O.P.R.

GEO. M. PETTY O. SURVEY NO. 28
ABSTRACT 598 C. B. 4712
P-3 AND P-3A
207.67 AC.

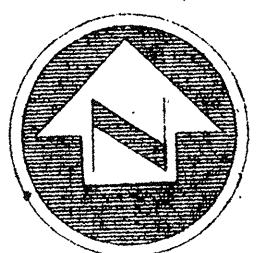
VOL. 5145, PG. 554; D.R.
OWNER: FRED & VIRGINIA NIEMANN



PLAN HAS BEEN ACCEPTED BY
COSA
March 21, 2000 4605
(number)
If no plans are filed, plan will expire
On Sept 20, 2001
1st plan filed on

NOTE TO REVIEWER:
FEMA maps are wrong according to detail study completed by Pape-Dawson Engineers, Inc. and approved by City of San Antonio, IH-10 Frontage Road is out of floodplain and provides all weather access at this point

BOERNE STAGE ROAD TRACT
PRELIMINARY MASTER PLAN
PRELIMINARY OVERALL DEVELOPMENT PLAN



SCALE: 1"=200'
DATE: 4-16-99

Kaufman & Broad
PLANNING TEAM

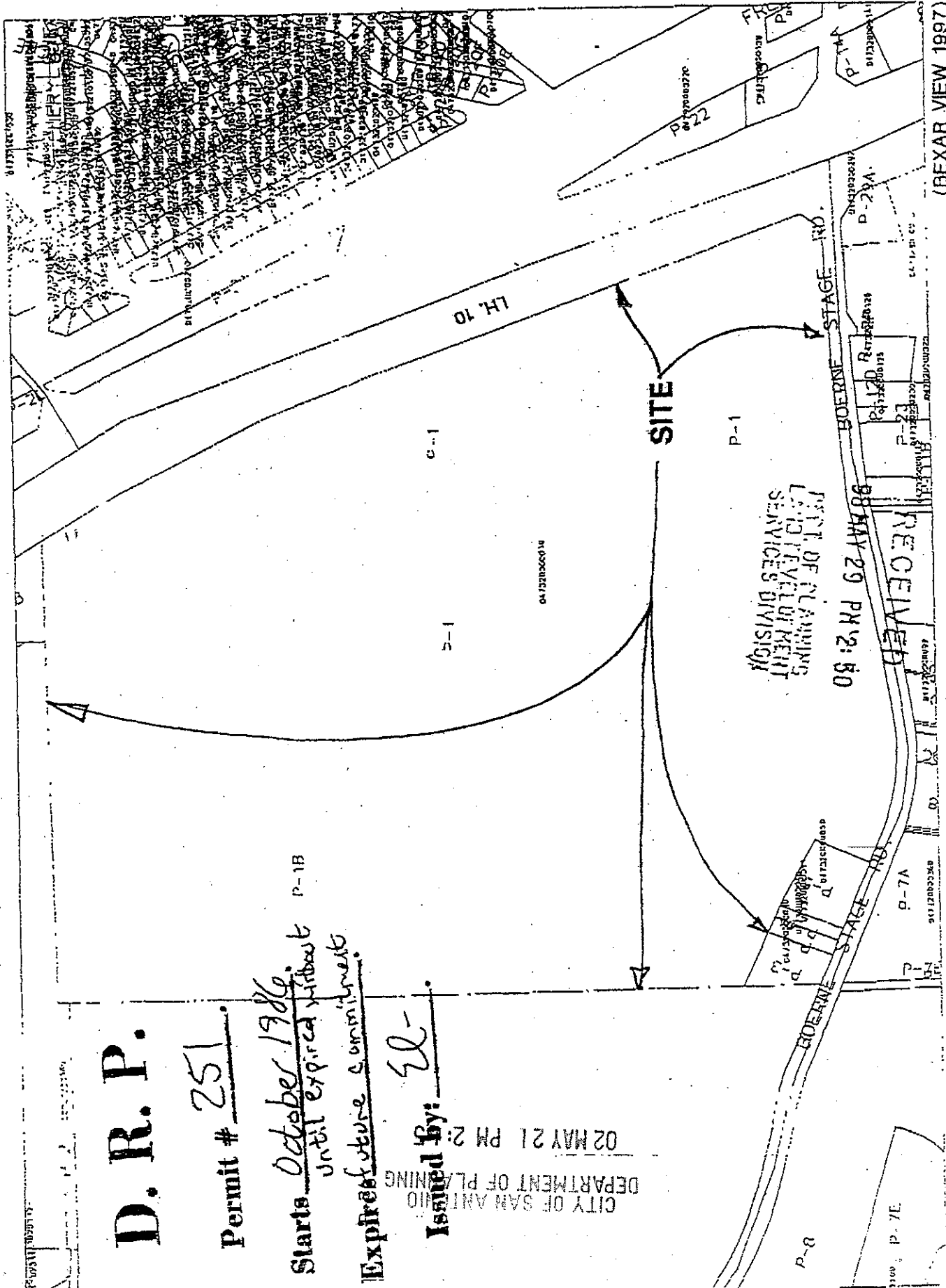
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 1604, Suite 200
San Antonio, TX 78201 TEL: 210-349-1111 FAX: 210-979-0072

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

VRP#02-05-103

JOB NO. 4649.00



D. R. P.

Permit # 251

Starts October 1986

Until expired without

Expires future commitment

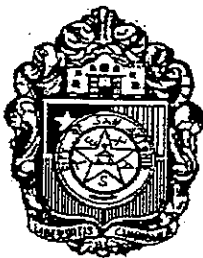
Issued by: EL-

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 21 PM 2:50

(BEXAR VIEW 1997)

Not to scale

file ✓



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:45

Permit File: # VR 02-05-103
Assigned by city staff

Date: 5-17-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

- KB Home Lone Star, L.P., a Texas Limited Partnership
By: KBSA, Inc., its general partner
1. Owner/ Agent
 2. Address: 4800 Fredericksburg Road, San Antonio, Texas
 3. Zip: 78229 Telephone # 349-1111
 4. Site location or address NW Corner of IH10 and Boerne Stage Road
 5. Council District Portion 8 ETJ ✓ Over Edward's-Aquifer Recharge (✓) yes () no

• **MASTER DEVELOPMENT PLAN (MDP) (Formally POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Boerne Stage Road Tract # 665

Date accepted: 3-21-00 Expiration Date: 9-20-01 MDP Size: 267 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

Approved Plat

Plat Name: Stage Run Unit 1 Plat # 010146 Acreage: 34.84 Approval
Date: 11-14-01 Plat Recording Date: 2-15-02 Vol/Pg: 9553/104-105

• **Approved Plat**

Plat Name: Stage Run Unit 2 Plat # 010242 Acreage: 14.71 Approval
Date: 11-14-01 Plat recording Date: 10-2-00 Expiration Date: 11-13-04 Vol/Pg: ---

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Development Rights Date issued: 10-1-86 Expiration Date: until expired w/o
Permit # 251 future commitment
Acreage: 267 from (SAWS Water)

(Note: Two maps of the area must be provided)

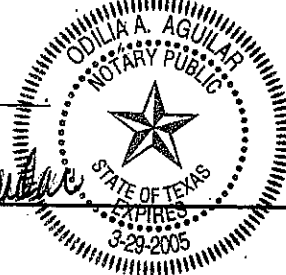
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Herb Quiroga Signature: Herb Quiroga Date: 3/19/02

Sworn to and subscribed before me by on this 19th day of May 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/29/05



Odilia Aguilar
City of San Antonio use

☒ **Approved** As of Oct 1986
Based upon DRP #251 ☐ **Disapproved**

Review By: [Signature] Date: May 27, 2002
Assistant City Attorney

August 17, 2001

Note: POADP EXPIRED Sept 20, 2001. NO plats were filed before that date.


02-05-103

VICKREY & ASSOCIATES, INC. — SAN ANTONIO, TEXAS

016254

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-21-02	Vested Rights Application for Stage Run Subdivision 1871-001-038 x61		160.00		160.00
MC					
CHECK DATE	CHECK NUMBER	TOTALS			
5-21-02	16252	160.00			

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 21 PM 2:45



VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS
7344 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT
FROST NATIONAL BANK
SAN ANTONIO, TEXAS

016254

PAY TO THE ORDER OF
City of San Antonio

PAY: One Hundred Sixty Dollars and 00/100 *****

DATE 5-21-02

CHECK NO. 16254

AMOUNT *****160.00*****

VICKREY & ASSOCIATES, INC.
[Signature]

016254 1140000931 08 0069965